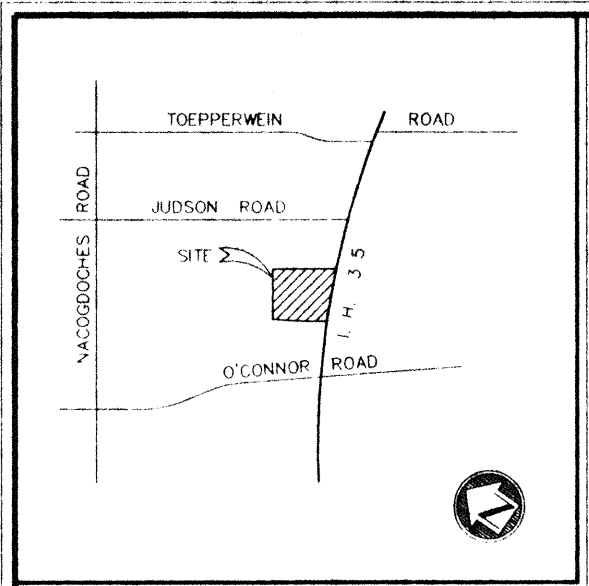
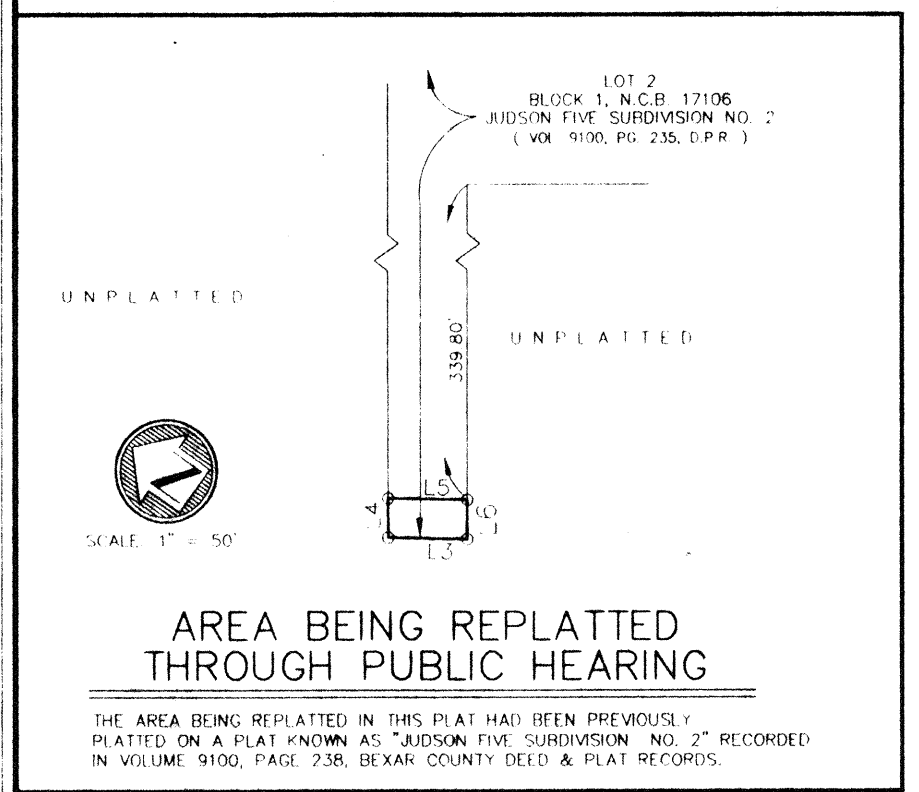


2001-0034084 P 05550 00075

970081



LOCATION MAP



STATE OF TEXAS
COUNTY OF BEXAR

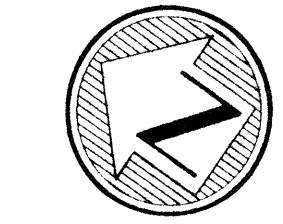
I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS I (WE) FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATTED WAS LIMITED WITHIN THE IMMEDIATE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT. I (WE) FURTHER CERTIFY THAT NO LOT COVERED BY JUDSON FIVE SUBDIVISION NO. 2 APPROVED BY THE PLANNING COMMISSION ON JUNE 6, 1981 WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER
Arthur Lee Wright

OWNER'S DULY AUTHORIZED AGENT
Edward K. Kopplon

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF JUNE 1998

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001



GRAPHIC SCALE

100 0 50 100 150 200
(IN FEET)
1 inch = 100 ft.

WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1019 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

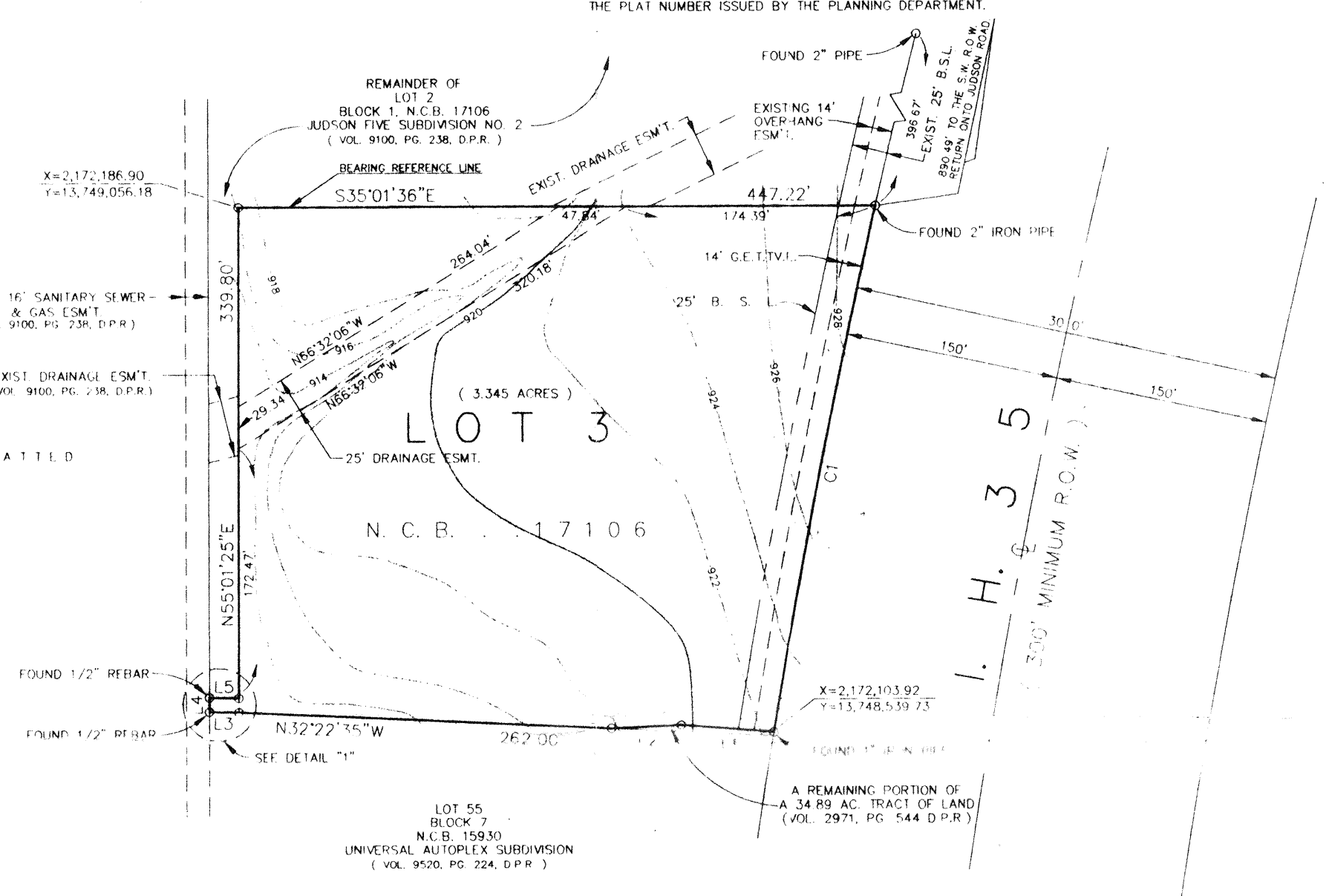
DRAWN BY: R.C.B.H.
JOB ORDER NO. 41291.04

STATE OF TEXAS
COUNTY OF BEXAR

JOE F. NIX
REGISTERED PROFESSIONAL ENGINEER
41591

STATE OF TEXAS
COUNTY OF BEXAR

DION P. ALBERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR
4963



DETAIL "1"

NOTES AND LEGEND

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. BUILDING SETBACK LINE ----- B.S.L.
5. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
6. ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
7. TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
8. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
9. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO TWO-WAY ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 370.67'.
4. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.22'	N30°39'46"W
L2	48.87'	N37°32'55"W
L3	20.63'	N33°57'04"W
L4	10.00'	N54°55'36"E
L5	20.65'	S33°57'40"E
L6	20.01'	S55°01'25"W

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	TANGENT
C1	03°37'24"	37.82'	5879.65'	185.97'

NOTES:

1. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION MILLER, PID #A10121 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
2. THE LOT, BLOCK & N.C.B.'S SHOWN HEREON WERE ASSIGNED BY THE SAN ANTONIO CITY TAX OFFICE, W.F. CASTELLA & ASSOC. INC. ASSUMES NO LIABILITY FOR THEIR ACCURACY.
3. D.P.R. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4. CONTROL MONUMENTATION AS SHOWN: A 1/2" REBAR WITH A CASTELLA & ASSOC. PLASTIC CAP WAS SET AT EACH PROPERTY CORNER UNLESS OTHERWISE NOTED.
5. BASIS OF BEARING IS THE SUBDIVISION PLAT OF JUDSON FIVE SUBDIVISION NO. 2 RECORDED IN VOLUME 9100, PAGE 238, D.P.R.
6. CONTOURS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY OTHERS.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JUDSON 350.11, EDWARD K. KOPPLON, PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
EDWARD K. KOPPLON KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 5 DAY OF JUNE A.D. 1998

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

REPLAT & SUBDIVISION PLAT ESTABLISHING

K. L. G. SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 1, N.C.B. 17106 (0.005 AC.) AND A SUBDIVISION PLAT OF 3.366 ACRES OUT OF N.C.B. 17106, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 3.371 ACRES OF LAND.

K.L.G. SUBDIVISION
THIS PLAT OF WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 8 DAY OF JUNE 1998

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: *Robert J. Wanders* CHAIRMAN
Bill D. Wright SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

County Clerk of said County do hereby certify that this plat was filed for record in my office, on the 8 DAY OF JUNE 2001 at 3:04 P.M. and duly recorded the 5th DAY OF JUNE 2001 at 5:25 P.M. in the RECORDS OF SAID COUNTY, IN BOOK VOLUME 9550

ON PAGE 15
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 5th DAY OF JUNE 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Samuel Chiles* DEPUTY



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 11 PM 2

Permit File: # VRP#02-06-109
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent: KOPLOW CONSTRUCTION COMPANY INC
2. Address: 7744 BROADWAY SUITE 210 SA TX
3. Zip: 78209 Telephone #: 826-9888
4. Site location or address 1H 35 (SOUTHBOUND) BETWEEN JUDSON & O'CONNER
5. Council District 10 ETJ MA Over Edward's Aquifer Recharge () yes ☒ no

● **MASTER DEVELOPMENT PLAN (MDP) (Formally POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

● **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

● **Plat Application**

Plat Name: FLA SUBDIVISION Plat # 970051 Acreage: 3.40

Date submitted: 11/7/96 Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).
August 17, 2001

• Approved Plat

Plat Name: K.L.G. SUBDIVISION Plat # 970081 Acreage: 3.345 Approval

Date: 7/8/98 Plat recording Date: 3/2/2001 Expiration Date: 7/8/2001 Vol./Pg. 9850/75

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

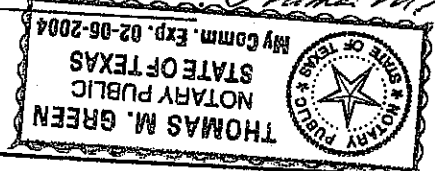
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Edward K Kopplov Signature: [Signature] Date: 6/11/02

Sworn to and subscribed before me by on this 11th day of June 20 02, to certify which witness by hand and seal of office.

Notary Public, State of Texas. My Commission expires: 2-6-2004 [Signature]



City of San Antonio use



Approved

As of
11/27/96



Disapproved

Review By: [Signature]

Assistant City Attorney

Date: 6-12-02

August 17, 2001

#02-06-109



City of San Antonio
Planning Department
Subdivision Section

PLAT APPLICATION

DEPARTMENT OF PLANNING

RECEIVED

02 JUN 11 PM 2:47

Plat ID Number:

95 NOV 27 PM 4:08 1

Date Submitted: 11/27/96

Plat Name: K.L.G. SUBDIVISION

Owner/Agent: JUDSON 35 J.V. Phone: 826 9888 Fax:

Address: 1920 NACOGDOCHES, SUITE 200 Zip code: 78209

Engineer/Surveyor: W.F. CASTELLA & ASSOC. Phone: 734 5351 Fax: 734 5363

Address: 1039 W. HILDEBRAND Zip code: 78201

VARIOUS

1. MAJOR PLAT ☐ AMENDING PLAT ☒ MINOR PLAT (Director plat - no variances or public hearing)

2. DIRECTOR -OR- XPLANNING COMMISSION

3. Plat is associated with the development of a:

☐ POADP: Y / N Name # Date Approved:

☐ PUD: Y / N Name # Date Approved:

4. All Specific Uses Proposed: COMMERCIAL (restaurant, day care, warehouse, etc.)

5. City Council District

6. Water Service: X Saws ☐ Well X Other Utility (name)

7. Sewer Service: X Saws Septic ☐ Other Utility (name)

8. Linear feet of new streets: Public: Private:

PLAT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle specific if there is a choice)

*Yes No - San Antonio City Limits

☐ Yes X No - Edwards Aquifer Recharge zone?

☐ Yes X No - Previous/existing land fill?

☐ Yes X No - Parkland, greenbelts, or open space? Flood plain?

LAND AREA BEING PLATTED

	Lots	Acres	Other NSF uses:	Acres
Single-Family (SF)			Public Street	
Non-Single Family (NSF)	1	3.340	Private Street, Common Area, Open Space & Easements	
Total Acre Sum:				3.340

FEES (*Public street dedications are not subject to fee assessment. ** (Recording fees are collected for ICL plats only.)

Major Base \$NA	Minor Base \$750	Amending \$NA	Leg. Doc.** \$NA
SF Lots \$NA	Per Lot \$57	Def, V.D. \$NA	Per. Agr.** \$NA
NSF Acre* \$NA	20+ acre \$NA	Replat PH \$NA	Plat** \$31
Other NSF (i.e. private st./open space): \$NA			Fee SUM \$838

I hereby certify that the above information is true and correct.

Print Name: Signature: *[Signature]*
Date: ☐ Professional Engineer ☐ Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: Signature:
Date: ☐ Owner ☐ Agent (Checking this requires a notarized Letter of Agent.)

KOPLOW CONSTRUCTION COMPANY, INC.

7744 BROADWAY (210) 826-9888
SAN ANTONIO, TEXAS 78209

TEXAS CAPITAL BANK, S.A.
DALLAS, TX 75244

32-1797/1110

025410

PAY
TO THE
ORDER
OF

One Hundred - Sixty Dollars and 00/100

City of San Antonio

DATE
06/11/02

AMOUNT
160.00

KOPLOW CONSTRUCTION COMPANY, INC.

[Signature]
AUTHORIZED SIGNATURE

⑈025410⑈ ⑆111017979⑆ 5011001285⑈

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 11 AM 2:47